

MULTIPLE LOTS FOR SALE

# PINNACLE AT TUTWILER FARMS (OUTPARCELS)

5036 PINNACLE SQUARE, TRUSSVILLE, AL 35235

PROPERTY FOR SALE



205.823.3030  
TheRetailCompanies.com



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**Bill Clements, CCIM**

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205.823.3070

**Real Estate Is Our Passion**

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Lot	Size (Acres)	Size (SF)	\$ PSF	Purchase Price
1	2.23	97,139	\$ 10.00	\$ 971,388
3C	1.06	46,174	\$ 12.00	\$ 554,083
6	2.09	91,040	\$ 12.00	\$ 1,092,484
12C	3.91	170,320	\$ 8.00	\$ 1,362,556

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2.23 ACRES FOR SALE

# PINNACLE AT TUTWILER FARMS (OUTPARCELS)

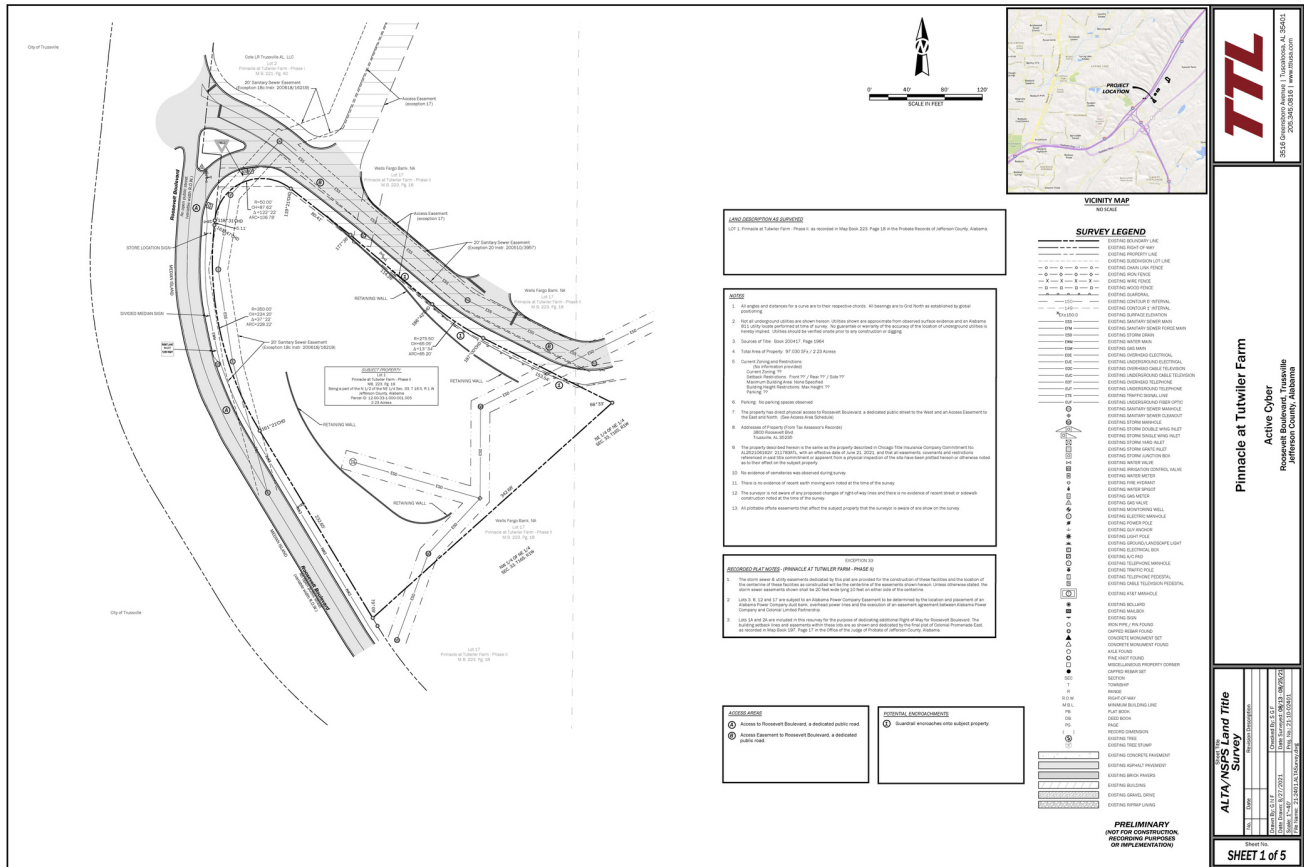
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PROPERTY FOR SALE

## SITE SURVEY: LOT 1



**TTL**  
SOLID Development Services | Trussville, AL, 35238  
205-346-0851 | www.ttlms.com

**Pinnacle at Tutwiler Farm**  
Active Cyber  
Rogerswood Boulevard, Trussville  
Jefferson County, Alabama

**ALTA SURVEYS Land Title Survey**

**PRELIMINARY**  
NOT FOR CONSTRUCTION,  
RECORDING PURPOSES  
OR IMPLEMENTATION

**SHEET 1 of 5**

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1.06 ACRES FOR SALE

# PINNACLE AT TUTWILER FARMS (OUTPARCELS)

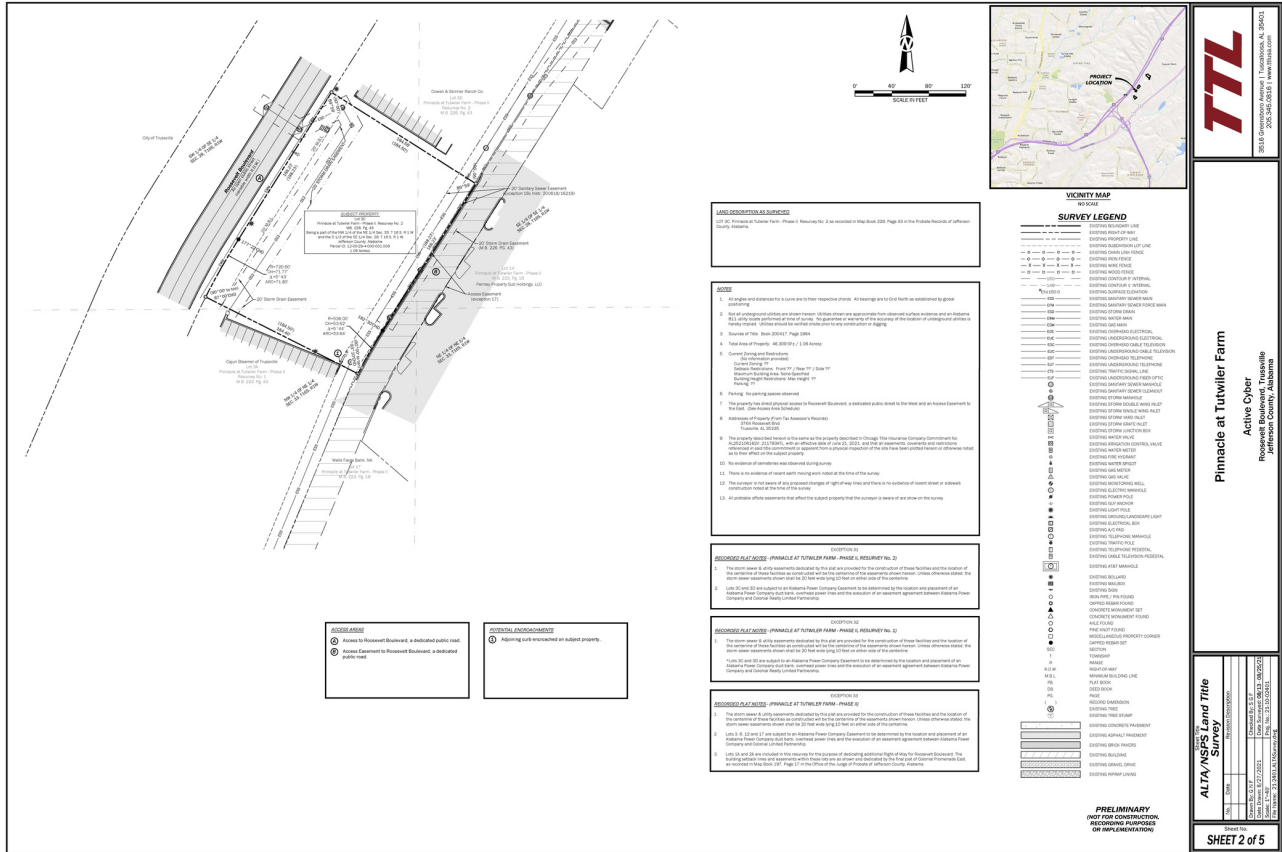
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PROPERTY FOR SALE

## SITE SURVEY: LOT 3C



**TTL**  
Tutwiler Title & Land Survey, Inc.  
28011 Riverchase Parkway East, Suite 100  
Birmingham, AL 35244  
Phone: 205.988.0888 | Fax: 205.988.0889

**Pinnacle at Tutwiler Farm**  
Active Cyber  
Reference: Tutwiler Farms, Alabama  
Reference County: Alabama

**ALTA/NSPS Land Title Survey**

DATE	10/20/2023
PROJECT	Pinnacle at Tutwiler Farm
CLIENT	The Retail Companies
PREPARED BY	John D. Tutwiler
CHECKED BY	John D. Tutwiler
DATE OF SURVEY	10/20/2023
DATE OF PLOTTING	10/20/2023

**SHEET 2 of 5**

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2.09 ACRES FOR SALE

# PINNACLE AT TUTWILER FARMS (OUTPARCELS)

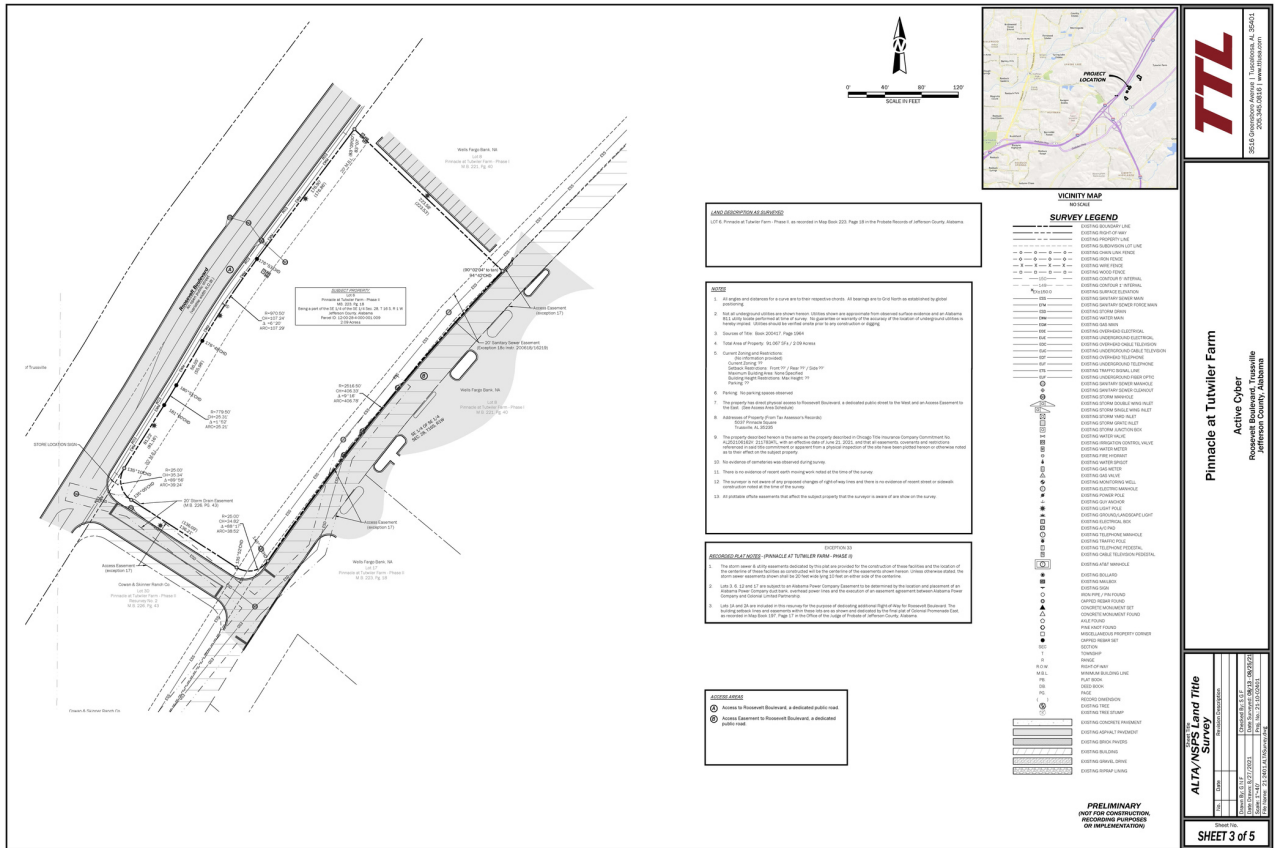
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SITE SURVEY: LOT 6



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3.91 ACRES FOR SALE

# PINNACLE AT TUTWILER FARMS (OUTPARCELS)

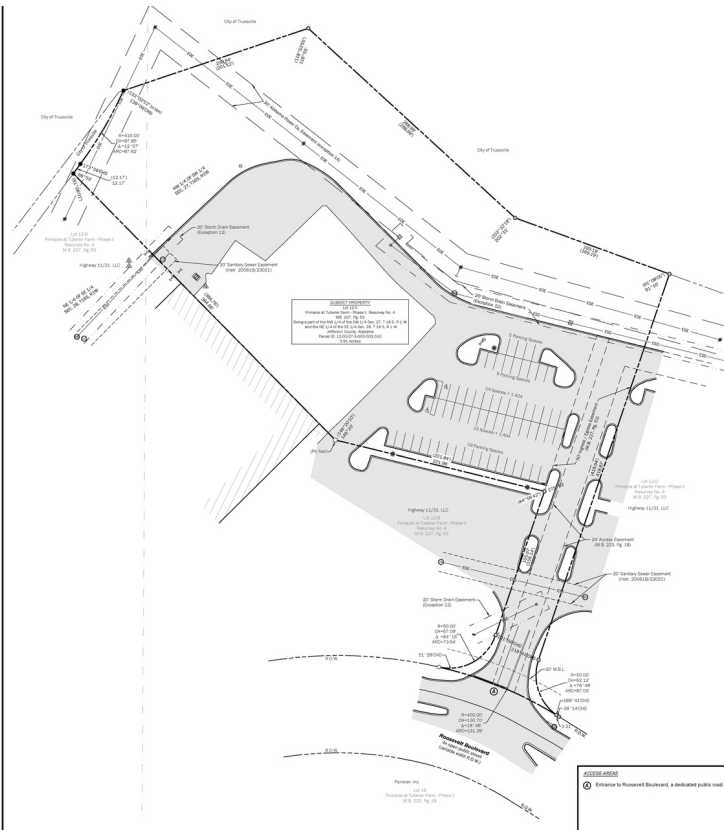


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PROPERTY FOR SALE

SITE SURVEY: LOT 12C



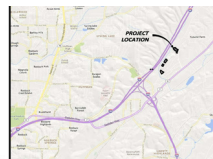
DEFINITION 20

1. The above survey is a preliminary survey for the subdivision of these parcels and the location of the boundaries of these parcels is established and the location of the easements shown hereon. Other references within the survey shall refer to the subdivision of these parcels as shown on the plan.

2. The purpose of this survey is to show the location and extent of the easements shown hereon for the subdivision of these parcels as shown on the plan.

3. Lot 12C and 12B are subject to an easement for utility purposes as shown on the plan and approved by the utility company.

4. Lot 12C and 12B are subject to an easement for drainage purposes as shown on the plan and approved by the drainage authority.



SURVEY LEGEND

- Easement for Utility
- Easement for Drainage
- Easement for Access
- Easement for Electric
- Easement for Gas
- Easement for Sewer
- Easement for Water
- Easement for Storm Water
- Easement for Telephone
- Easement for Cable
- Easement for Fiber Optic
- Easement for Fire
- Easement for Flood Control
- Easement for Airport
- Easement for Railroad
- Easement for Canal
- Easement for Road
- Easement for Airport
- Easement for Railroad
- Easement for Canal
- Easement for Road

TTL

Pinnacle at Tutwiler Farm

Active Cyber

Rosemont Boulevard, Trussville

Jefferson County, Alabama

35115 Governors Avenue | Trussville, AL  
205-340-0833 | www.ttl.com

ALTA/NEER'S Land Title Survey

DATE: 12/17/2021

DRAWN BY: J. L. SHERWIN

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## MARKET AERIAL



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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	2,129	37,087	89,842
2020 Population	2,287	38,261	93,078
2022 Population	2,524	38,459	92,775
2027 Population	2,525	37,889	91,579
2010-2020 Annual Rate	0.72%	0.31%	0.35%
2020-2022 Annual Rate	4.48%	0.23%	-0.14%
2022-2027 Annual Rate	0.01%	-0.30%	-0.26%
2022 Male Population	47.4%	46.8%	46.8%
2022 Female Population	52.6%	53.2%	53.2%
2022 Median Age	38.6	38.8	38.3

In the identified area, the current year population is 92,775. In 2020, the Census count in the area was 93,078. The rate of change since 2020 was -0.14% annually. The five-year projection for the population in the area is 91,579 representing a change of -0.26% annually from 2022 to 2027. Currently, the population is 46.8% male and 53.2% female.

### Median Age

The median age in this area is 38.3, compared to U.S. median age of 38.9.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2022 White Alone	56.0%	41.2%	35.1%
2022 Black Alone	35.8%	49.9%	56.2%
2022 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2022 Asian Alone	3.5%	1.4%	0.9%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	1.1%	2.8%	3.1%
2022 Two or More Races	3.4%	4.3%	4.2%
2022 Hispanic Origin (Any Race)	2.6%	4.7%	5.6%

Persons of Hispanic origin represent 5.6% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 60.4 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2022 Wealth Index	115	70	69
2010 Households	937	14,505	34,787
2020 Households	978	14,820	35,378
2022 Households	988	14,789	35,330
2027 Households	990	14,610	34,950
2010-2020 Annual Rate	0.43%	0.22%	0.17%
2020-2022 Annual Rate	0.45%	-0.09%	-0.06%
2022-2027 Annual Rate	0.04%	-0.24%	-0.22%
2022 Average Household Size	2.55	2.57	2.60

The household count in this area has changed from 35,378 in 2020 to 35,330 in the current year, a change of -0.06% annually. The five-year projection of households is 34,950, a change of -0.22% annually from the current year total. Average household size is currently 2.60, compared to 2.61 in the year 2020. The number of families in the current year is 24,277 in the specified area.

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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	19.2%	17.0%	15.4%
<b>Median Household Income</b>			
2022 Median Household Income	\$82,051	\$58,459	\$57,663
2027 Median Household Income	\$97,294	\$70,520	\$69,152
2022-2027 Annual Rate	3.47%	3.82%	3.70%
<b>Average Household Income</b>			
2022 Average Household Income	\$103,265	\$79,328	\$79,961
2027 Average Household Income	\$121,648	\$95,827	\$95,903
2022-2027 Annual Rate	3.33%	3.85%	3.70%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$41,086	\$30,502	\$30,368
2027 Per Capita Income	\$48,423	\$36,953	\$36,500
2022-2027 Annual Rate	3.34%	3.91%	3.75%

### Households by Income

Current median household income is \$57,663 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$69,152 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$79,961 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$95,903 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$30,368 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$36,500 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	133	149	163
2010 Total Housing Units	984	15,978	38,234
2010 Owner Occupied Housing Units	491	10,235	24,852
2010 Renter Occupied Housing Units	446	4,271	9,936
2010 Vacant Housing Units	47	1,473	3,447
2020 Total Housing Units	1,050	16,368	38,850
2020 Vacant Housing Units	72	1,548	3,472
2022 Total Housing Units	1,062	16,325	38,788
2022 Owner Occupied Housing Units	555	9,967	23,857
2022 Renter Occupied Housing Units	433	4,822	11,473
2022 Vacant Housing Units	74	1,536	3,458
2027 Total Housing Units	1,063	16,140	38,450
2027 Owner Occupied Housing Units	553	10,001	23,959
2027 Renter Occupied Housing Units	437	4,608	10,992
2027 Vacant Housing Units	73	1,530	3,500

Currently, 61.5% of the 38,788 housing units in the area are owner occupied; 29.6%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 38,850 housing units in the area and 8.9% vacant housing units. The annual rate of change in housing units since 2020 is -0.07%. Median home value in the area is \$168,350, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 6.30% annually to \$228,473.

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